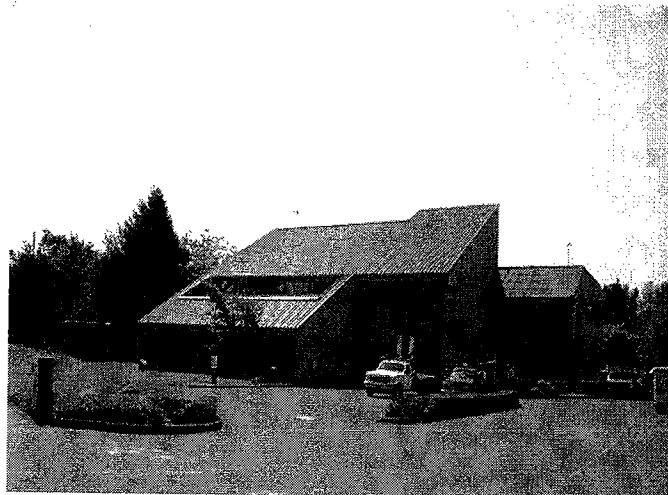


OFFICE SALE PROFILE**Location & Property Identification**

Property Name: 560 Country Club Office
 Sub-Property Type: Office: Low - Rise
 Address: 560 Country Club Pky.
 City/State/Zip: Eugene, OR 97401
 County: Lane

Market Orientation: Suburban



IRR Event ID (359355)

Sale Information

Sale Price: \$3,500,000
 Eff. R.E. Sale Price: \$3,500,000
 Sale Date: 01/18/2009
 Sale Status: Closed
 \$/SF GBA: \$212.97
 \$/SF NRA: \$218.75
 Grantor/Seller: Country Club Parkway LLC
 Grantee/Buyer: KSASE LLC
 Prope. Rights Conveyed: Leased Fee
 % of Interest Conveyed: 100.00
 Exposure Time: 0.00 (months)
 Terms of Sale: Cash
 Document Type: Deed
 Verified By: Kathryn S. Skiff
 Verification Date: 10/15/09
 Verification Source: Jeff Elder, Evans Elder & Brown Inc.
 Verification Type: Confirmed-Buyer Broker

GRM Actual: 13.31
 EGIM Actual: 13.72
 OAR(Cap. rate)Actual: 7.00%
 Expense Ratio: 4.00%
 Management Included: Yes
 OAR(Cap. Rate)Reported: 7.00%

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD
 MSA
 GBA-SF: 16,434
 NRA-SF: 16,000
 Acres(Usable/Gross): 1.02/1.02
 Land-SF(Usable/Gross): 44,522/44,522
 Usable/Gross Ratio: 1.00
 Year Built: 1999
 Most Recent Renovation: 2008
 Building/M&S Class: B/B
 Improvements Cond.: Good
 Construction Desc.: Wood frame, stucco exterior
 No. of Buildings/Stories: 1/2
 Multi-Tenant/Condo.: Yes/No
 Park. Ratio 1000 SF GLA: 4.32
 Parking Conformity: Yes
 Bldg. to Land Ratio FAR: 0.36
 Easements Desc.:
 Source of Land Info.: Other

Operating Data and Key Indicators

Potential Gross Income: \$263,021
 Vacancy Rate: 3%
 Effective Gross Income: \$255,130
 Expenses: \$10,205
 Net Operating Income: \$244,925
 Reserves Included: No
 Operating Data Type: Stabilized

560 Country Club Office

OFFICE SALE PROFILE

Comments

This was an exercised purchase option on a lease to KSASE LLC (one of tenants) in 2007. The price was negotiated at the time of the original lease, which makes it a slightly high indicator of market value. The broker indicated that the low cap rate was due to the date of negotiation and that if I cap rate had been established closer to the closing of the sale, it would be 75 to 100 basis points higher.

The building was constructed in 1999 as a real estate office, but was not efficient for a general office use. In 2008 the building was extensively remodeled into Class A office and a more efficient floor plan. There are 8,263 SF on the first floor and 8,171 SF on the second floor.

560 Country Club Office

OFFICE SALE PROFILE**Location & Property Identification**

Property Name: St. Clair Place
 Sub-Property Type: Office: Mixed Use:
 Office-Retail
 Address: 920 NW. Bond St.
 City/State/Zip: Bend, OR 97701
 County: Deschutes
 Market Orientation: Urban



IRR Event ID (347193)

Sale Information

Sale Price: \$6,050,000
 Eff. R.E. Sale Price: \$6,050,000
 Sale Date: 10/30/2008
 Sale Status: Closed
 \$/SF GBA: \$252.13
 \$/SF NRA: \$275.25
 Grantor/Seller: Desertscape 920 Bond LLC
 Grantee/Buyer: Richard Mikesell, et al
 Prope. Rights Conveyed: Leased Fee
 % of Interest Conveyed: 100.00
 Terms of Sale: Cash to seller
 Document Type: Deed
 Recording No.: 2008-44095
 Verification Type: Confirmed-Seller Broker

Operating Data and Key Indicators

Potential Gross Income: \$486,328
 Vacancy Rate: 5%
 Effective Gross Income: \$462,011
 Expenses: \$9,240
 Net Operating Income: \$452,771
 Reserves Included: Yes
 Operating Data Type: In-Place Income
 GRM Actual: 12.44
 EGIM Actual: 13.09

OAR(Cap. rate)Actual: 7.48%

Improvement and Site Data

MSA: BEND, OR AREA
 Legal/Tax/Parcel ID: TL 80000 & 80301
 171232DB
 GBA-SF: 23,996
 NRA-SF: 21,980
 Acres(Usable/Gross): 0.32/0.32
 Land-SF(Usable/Gross): 14,000/14,000
 Usable/Gross Ratio: 1.00
 Year Built: 2002
 Construction Desc.: Steel frame
 No. of Buildings/Stories: 1/3
 Bldg. to Land Ratio FAR: 1.71
 Zoning Code: CB
 Zoning Desc.: Central Business
 Commercial
 Source of Land Info.: Other

St. Clair Place

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An IRR System

OFFICE SALE PROFILE**Comments**

Occupancy at time of sale was 95%. This was a market transaction of a positive cash flow property; the seller was not under duress. Operating expenses were 2% of EGI and included reserves only. All leases are triple net basis. The property was marketed less than three months. Confirmed by Thomas Bahrman, listing agent (541-617-9612) via the Appraisal Group of Central Oregon.

This is a three-story retail/office building in downtown Bend at the northeast corner of Bond Street and Minnesota Avenue. Construction is good quality and with good corner location at Bond St. and Minnesota Ave. The south half of the building is new construction. The north half is the former building completely renovated with the new construction. The attractive building includes an entry atrium and bridge hallways in the second floor. Ground floor retail space is 10,657 SF and the second floor office space is 11,323 SF. There is no on-site parking; however, a 550+ car parking garage is located behind the building. Two residential condos on the third floor are not a part of this ownership or building area.

St. Clair Place

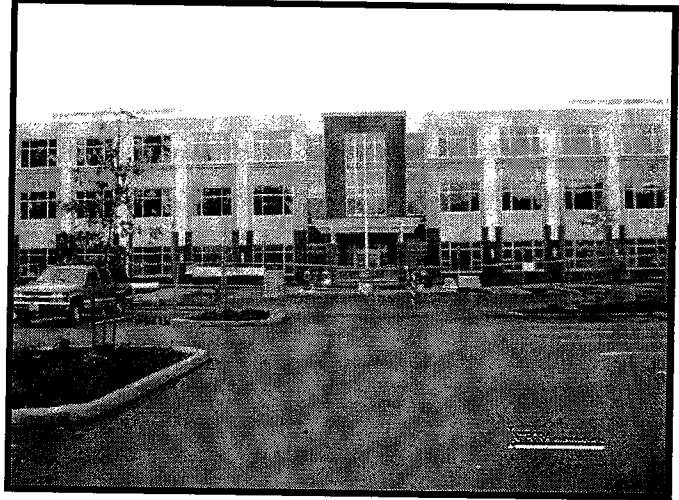


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IRR-DataPoint
 An IRR System

OFFICE SALE PROFILE**Location & Property Identification**

Property Name: New Oregon State Bar
 Sub-Property Type: Office: Low - Rise
 Address: 16037 SW. Boones Ferry Rd.
 City/State/Zip: Tigard, OR 97224
 County: Washington
 Submarket: Washington Sq./Kruse Way
 Market Orientation: Suburban



IRR Event ID (303928)

Sale Information

Sale Price: \$17,473,192
 Eff. R.E. Sale Price: \$17,473,192
 Sale Date: 09/16/2008
 Sale Status: Closed
 \$/SF GBA: \$243.76
 \$/SF NRA: \$254.99
 Grantor/Seller: Opus Northwest LLC
 Grantee/Buyer: Oregon State Bar
 Prope. Rights Conveyed: Leased Fee
 % of Interest Conveyed: 100.00
 Terms of Sale: Cash to seller
 Document Type: Deed
 Recording No.: 08078672
 Verified By: Kathleen E. Buono
 Verification Type: Confirmed-Seller

Construction Desc.: Reinforced concrete frame with brick facia
 Total Parking Spaces: 203
 Park. Ratio 1000 SF GLA: 2.96
 Park. Ratio 1000 SF GBA: 2.83
 Elevators/Count: Yes/2.00
 Bldg. to Land Ratio FAR: 0.58
 Zoning Code: IP
 Zoning Desc.: Industrial Park
 Bldg. Phy. Info. Source: Past Appraisal
 Source of Land Info.: Past Appraisal

Improvement and Site Data

MSA: PORTLAND-VANCOUVER
 Legal/Tax/Parcel ID: R0513144
 GBA-SF: 71,682
 NRA-SF: 68,525
 Acres(Usable/Gross): 2.85/2.85
 Land-SF(Usable/Gross): 124,274/124,274
 Usable/Gross Ratio: 1.00
 Year Built: 2007

New Oregon State Bar

OFFICE SALE PROFILE

Comments

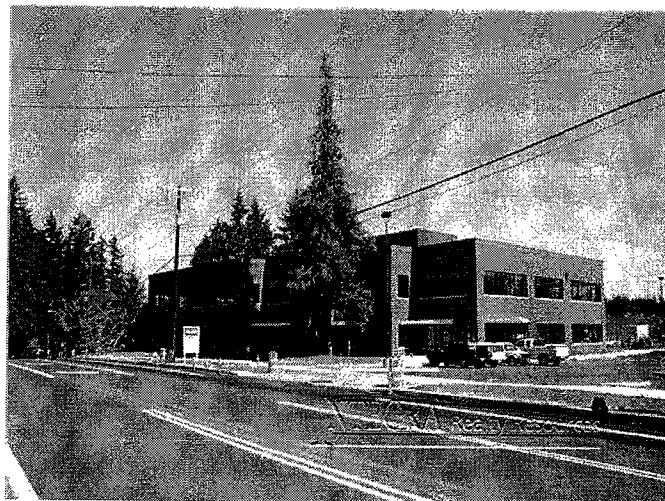
This was a build-to-suit for the Oregon State Bar who signed a lease for 54% of the building, with an option to purchase at \$255/SF of rentable area. The price was negotiated in 2006, and a significant amount of tenant improvements in 82% of the building were paid for by the buyer. The entire building was master leased by the developer/seller for a term of five years as of the closing date. The building was 91% occupied at time of sale but 100% leased since the seller guarantees the rent on the vacant space for 5 years, although it is below market since rent was agreed to in 2006. Sales price confirmed by Kevin VandenBrink, Macadam Forbes (503-227-2500), 12/8/08. Approximately 6,500 SF remained unleased at time of sale. There was a price adjustment for TI's and leasing commissions on this unleased space. (LDK)

This is Building A within the Fanno Creek Place development. Interior finishes are Class A quality. The site includes 203 parking spaces but enjoys reciprocal parking within the office development which increases the parking ratio to 3.7:1,000.

New Oregon State Bar

OFFICE SALE PROFILE**Location & Property Identification**

Property Name: Durham Office Center
 Sub-Property Type: Office: Low - Rise
 Address: 16520 SW. Upper Boones Ferry Road
 City/State/Zip: Durham, OR 97223
 County: Washington
 Submarket: Washington Sq./Kruse Way
 Market Orientation: Suburban



IRR Event ID (258335)

Sale Information

Sale Price: \$8,500,000
 Eff. R.E. Sale Price: \$8,500,000
 Sale Date: 07/10/2008
 Contract Date: 11/01/2007
 Sale Status: Closed
 \$/SF GBA: \$247.09
 \$/SF NRA: \$251.13
 Grantor/Seller: Durham Investors, LLC
 Grantee/Buyer: DTPI LLC
 Prope. Rights Conveyed: Leased Fee
 % of Interest Conveyed: 100.00
 Terms of Sale: Cash to seller; the marketing package included two financing terms: 60-65% LTV, with 10 years at a fixed rate, amortized over 25-30 with the fixed rate at 6.00-6.375%. Option 2: 70-75 LTV, with five years at a fixed rate (approx. 6.75%), amortized over 25-30 years.

Document Type: Warranty Deed
 Recording No.: 2008-61368
 Verified By: Buckner J. Harris

Verification Date: 4/21/08
 Verification Type: Confirmed-Seller Broker

Operating Data and Key Indicators

Potential Gross Income: \$922,050
 Vacancy Rate: 5%
 Effective Gross Income: \$875,948
 Expenses: \$204,671
 Net Operating Income: \$665,525
 Reserves Included: Yes
 Operating Data Type: Pro-forma Broker
 GRM Actual: 9.22
 EGIM Actual: 9.70
 OAR(Cap. rate)Actual: 7.83%
 Expense Ratio: 0.23%
 Management Included: Yes

Sale Analysis

Current Use: Office
 Proposed Use Change: No

Tenants / Credit / Chain

Building Tenant: Centex Homes (CTX)
 Credit Rating Outlook: \$12B in sales, 2006.
 Net Lease Type: Gross

Improvement and Site Data

MSA: PORTLAND-VANCOUVER

Durham Office Center

OFFICE SALE PROFILE**Improvement and Site Data (Cont'd)**

| | |
|---------------------------|--|
| Legal/Tax/Parcel ID: | R0513741, R0513750; 2S113AC 00200, 00300 |
| GBA-SF: | 34,400 |
| NRA-SF: | 33,847 |
| Acres(Usable/Gross): | 2.21/2.21 |
| Land-SF(Usable/Gross): | 96,267/96,267 |
| Year Built: | 2001 |
| Building/M&S Class: | A/C |
| Improvements Cond.: | Good |
| Construction Desc.: | Concrete Tilt-up with full brick facade. |
| No. of Buildings/Stories: | 1/2 |
| Multi-Tenant/Condo.: | Yes/No |
| Total Parking Spaces: | 130 |
| Park. Ratio 1000 SF GLA: | 3.84 |
| Park. Ratio 1000 SF GBA: | 3.77 |
| Parking Conformity: | Yes |
| Elevators/Count: | Yes/1.00 |
| Fire Sprinkler Type: | Yes |
| Air-Conditioning Type: | Yes |
| Roof, Heating, AC Comm.: | Flat, built-up roof; roof-mounted combo HVAC; fully sprinklered. |
| Frontage Feet: | 345 |
| Frontage Desc.: | Upper Boones Ferry Road |
| Bldg. to Land Ratio FAR: | 0.35 |
| Zoning Desc.: | Commercial |
| Utilities: | Electricity, Water Public, Sewer, TelePhone |
| Utilities Desc.: | Y |
| Bldg. Phy. Info. Source: | Broker |
| Source of Land Info.: | Other |

Comments

According to Emily Matza of Pacific Security Capital, the property went into escrow approximately as of 11/26/07. She has since left and now works at GVA Kidder Mathews. Kevin Adato with Capital Pacific took over the deal.

The price in July 2008 was also \$8,500,000. There are two tenants in the building, one in 22,110 square feet, and one in 11,737 square feet, for a total rentable area of 33,847 square feet. The building is 100% leased at time of sale. The larger tenant's lease runs through 10/31/2016. The other tenant's lease runs through 4/30/2009.

Confirmed by a confidential and reliable source; 4/21/08.

Durham Office Center is a two-story office building with a brick exterior. Parking ratio is 3.78:1,000. / Flat, built-up roof; roof-mounted combo HVAC; fully sprinklered.

Durham Office Center

OFFICE LEASE PROFILE**Location & Property Identification**

Property Name: Coburg Connection Complex

Sub-Property Type: Office: Mixed Use:
Office-Retail

Address: 3700 Coburg Rd Coburg Rd.

City/State/Zip: Eugene, OR 97408

County: Lane

Market Orientation: Suburban



IRR Event ID (359345)

Lease Information

Lessee: Listing

Init Year Contract Rate: \$21.00 /\$/SF/YR

Effective Lease Rate: \$21.00 /\$/SF/YR

Lease Commencement: 10/23/2009

Lease Type: Local

Space Type: Office

Verified with: Clayton Walker, CW
Walker & Assoc.

Transaction Reliability: Confirmed

NRA: 5,000

Leased Area: 5,000

Building/M&S Class: A/A

Improvements Cond.: New

Construction Desc.: Currently proposed
steel/glass office and retail
center

Bldg. to Land Ratio FAR: 0.40

Easements Desc.:

Source of Land Info.: Public Records

Lease Expense Information

Lease Reimburse. Type: Triple Net

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD
MSA

GBA-SF: 44,000

NRA-SF: 44,000

Acres(Usable/Gross): 2.50/2.50

Land-SF(Usable/Gross): 108,900/108,900

Usable/Gross Ratio: 1.00

Year Built: 2010

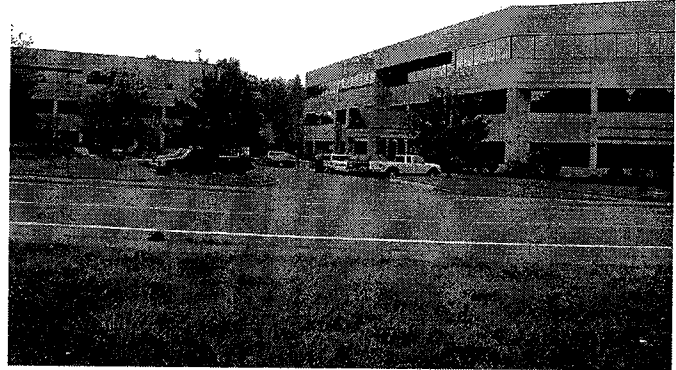
Comments

This is the asking rent for a proposed building at the intersection of Coburg Rd and Game Farm Rd. The proposed development is a mixed use project with five buildings, though this only reflects the asking rate for office space. Spaces are also being offered as condos, though this has been difficult to market in the current economy. The suites have been listed for lease in order to meet preleasing requirements needed to build the first building. TI's offered at \$25/SF.

Coburg Connection Complex

OFFICE LEASE PROFILE**Location & Property Identification**

Property Name: Country Club Office Park
 Sub-Property Type: Office: Low - Rise
 Address: 400 - 450 Country Club Road
 City/State/Zip: Eugene, OR 97401
 County: Lane
 Market Orientation: Urban



IRR Event ID (255788)

Lease Information

Lessor: Evergreen
 Lessee: Mark Brower
 Init Year Contract Rate: \$22.00 /\$/SF/YR
 Effective Lease Rate: \$22.00 /\$/SF/YR
 Lease Commencement: 06/01/2009
 Term of Lease: 60 months
 Space Type: Office
 Escalations: 3% annual increases
 Verified with: Unknown
 Transaction Reliability: Confirmed
 NRA: 2,060
 Leased Area: 2,060

Construction Desc.: Steel Frame
 Total Parking Spaces: 408
 Park. Ratio 1000 SF GLA: 3.83
 Park. Ratio 1000 SF GBA: 3.70
 Elevators Count: Yes/4.00
 Air-Conditioning Type: Yes
 Source of Land Info.: Other

Building Use

| Unit Category: | Unit Description: | No Of Units | Total Size | % Of Total |
|----------------|-------------------|-------------|------------|------------|
| | | | 55000 | |
| | | 0 | 55,000 | 0 |
| | | | 0 | |

Lease Expense Information

Lease Reimburse. Type: Full Service
 Expense Stop: No

Improvement and Site Data

MSA: Eugene-Springfield
 GBA-SF: 110,000
 NRA-SF: 106,368
 Land-SF(Usable/Gross): 0/0
 Year Built: 1988
 Most Recent Renovation: 1994
 Improvements Cond.: Good

Comments

Country Club Office Park includes two 3-story steel framed office buildings. No. 400 was built in 1988 and No. 450 was built in 1994. Each building has a gross floor area of 55,000 square feet. Both of the buildings are air-conditioned and have two elevators. The parking ratios are 1 car space per 260 square feet (approximately 212 spaces) for No. 400 and 1 car space per 280 square feet (approximately 196 spaces) for No. 450 (making a total of around 408 spaces). the load factor is 13.5% for both buildings.

Country Club Office Park

OFFICE LEASE PROFILE

Comments (Cont'd)

This is a five year lease. TI's were approximately \$15/sf. This is the renewal of the original lease from 2004.

Country Club Office Park

OFFICE LEASE PROFILE**Location & Property Identification**

Property Name: The Ten on Coburg
 Sub-Property Type: Office: Mid - Rise
 Address: 10 Coburg Rd.
 City/State/Zip: Eugene, OR 97401
 County: Lane
 Market Orientation: Suburban



IRR Event ID (359346)

Lease Information

Lessee: Clinical Trials of America
 Init Year Contract Rate: \$25.00 /\$/SF/YR
 Effective Lease Rate: \$25.00 /\$/SF/YR
 Lease Commencement: 10/01/2008
 Term of Lease: 60 months
 Lease Type: National
 Space Type: Office
 Escalations: Variable Percentage/CPI
 Verified with: Jeff Elder, Evans Elder & Brown Inc.
 Transaction Reliability: Confirmed
 NRA: 4,647
 Leased Area: 4,647
 Suite #: 200

Year Built: 2007
 Building/M&S Class: A/A
 Improvements Cond.: New
 Construction Desc.: Steel/glass. LEED Gold certified
 No. of Buildings/Stories: 1/3
 Bldg. to Land Ratio FAR: 0.42
 Easements Desc.:
 Source of Land Info.: Public Records

Comments

This is a second floor lease in an office building with a mix of condos and leased spaces. TI's at \$40/SF included in the lease.

Lease Expense Information

Lease Reimburse. Type: Triple Net

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD
 MSA
 GBA-SF: 34,971
 NRA-SF: 34,971
 Acres(Usable/Gross): 1.90/1.90
 Land-SF(Usable/Gross): 82,764/82,764
 Usable/Gross Ratio: 1.00

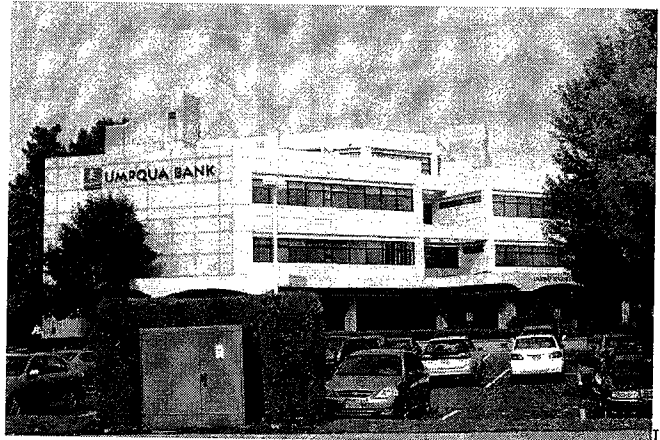
The Ten on Coburg

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IRR-DataPoint
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OFFICE LEASE PROFILE**Location & Property Identification**

Property Name: Oakway Financial Center
 Sub-Property Type: Office: Mid - Rise
 Address: 479 Oakway Rd.
 City/State/Zip: Eugene, OR 97401
 County: Lane
 Market Orientation: Suburban



R Event ID (359347)

Lease Information

Lessee: Prudential Preferred Properties
 Init Year Contract Rate: \$21.00 /\$/SF/YR
 Effective Lease Rate: \$21.00 /\$/SF/YR
 Lease Commencement: 08/01/2008
 Term of Lease: 36 months
 Lease Type: Regional
 Space Type: Office
 Escalations: None
 Verified with: Jeff Elder, Evans Elder & Brown Inc.
 Transaction Reliability: Confirmed
 NRA: 2,466
 Leased Area: 2,466
 Full Building Lease: No

Building/M&S Class: A-/A
 Improvements Cond.: Average
 No. of Buildings/Stories: 1/4
 No. of Units / Unit Type: 10/Suites
 Multi-Tenant/Condo.: Yes/No
 Total Parking Spaces: 105
 Park. Ratio 1000 SF GLA: 2.33
 No. Surface Spaces: 105
 Park. Ratio 1000 SF GBA: 2.33
 Parking Ratio(/Unit): 10.50
 Parking Conformity: Yes
 Density-Unit/Gross Acre: 3.17
 Density-Unit/Usable Acre: 3.17
 Bldg. to Land Ratio FAR: 0.32
 Easements Desc.:
 Source of Land Info.: Public Records

Lease Expense Information

Lease Reimburse. Type: Full Service

Comments

This tenant currently occupies the entire fourth floor of this building and this was a new lease signed for an expansion. TI's at \$10 for this second generation space.

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD
 MSA
 GBA-SF: 45,000
 NRA-SF: 45,000
 Acres(Usable/Gross): 3.15/3.15
 Land-SF(Usable/Gross): 137,214/137,214
 Usable/Gross Ratio: 1.00

Oakway Financial Center

RETAIL LEASE PROFILE**Location & Property Identification**

Property Name: Summer Oaks Retail Center
 Sub-Property Type: Retail-Commercial
 Address: 2840 Crescent Ave.
 City/State/Zip: Eugene, OR 97408
 County: Lane
 Market Orientation: Suburban



RR Event ID (359344)

Lease Information

Lessee: Listing
 Init Year Contract Rate: \$24.00 /\$/SF/YR
 Effective Lease Rate: \$24.00 /\$/SF/Mo
 Lease Commencement: 10/23/2009
 Lease Type: Local
 Space Type: Retail
 Verified with: Susan Edwards, Western Properties
 Transaction Reliability: Confirmed
 NRA: 1,182
 Leased Area: 1,182

No. Surface Spaces: 36
 Park. Ratio 1000 SF GBA: 3.45
 Park Ratio(Space/Unit): 5.80
 Parking Conformity: Yes
 Density-Unit/Gross Acre: 4.72
 Density-Unit/Usable Acre: 4.72
 Bldg. to Land Ratio FAR: 0.18
 Source of Land Info.: Public Records

Comments

This is the current listing for a new retail building on the south side of Crescent Avenue. There are currently no tenants and there has been interest, but no firm offers. All four available suites (and the building as a whole) have the same asking rent of \$24/SF/YR with TI's of \$15/SF.

Lease Expense Information

Lease Reimburse. Type: Triple Net

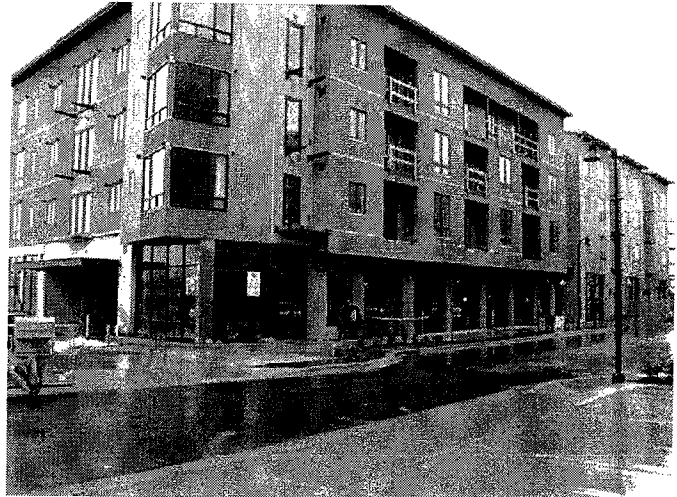
Improvement and Site Data

MSA: EUGENE-SPRINGFIELD
 MSA
 GBA-SF: 8,414
 GLA-SF: 8,414
 Acres(Usable/Gross): 1.06/1.06
 Land-SF(Usable/Gross): 46,173/46,173
 Usable/Gross Ratio: 1.00
 No. of Units / Unit Type: 5/Suites
 Total Parking Spaces: 29
 Park. Ratio 1000 SF GLA: 3.45

Summer Oaks Retail Center

RETAIL LEASE PROFILE**Location & Property Identification**

Property Name: Crescent Village Building A & B
 Sub-Property Type: Retail-Commercial
 Address: 2866 Crescent Ave.
 City/State/Zip: Eugene, OR 97408
 County: Lane
 Market Orientation: Urban



IRR Event ID (359343)

Lease Information

Lessor: Arlie & Company
 Lessee: Joy's Uptown Style
 Init Year Contract Rate: \$27.00 /\$/SF/YR
 Effective Lease Rate: \$30.00 /\$/SF/YR
 Lease Commencement: 12/01/2008
 Lease Expiration: 09/06/2013
 Term of Lease: 57 months
 Lease Type: Local
 Space Type: Retail
 Escalations: Variable Percentage/CPI
 Verified with: Scott Diehl, Arlie & Co.
 Transaction Reliability: Confirmed
 NRA: 1,500
 Leased Area: 1,500
 Suite #: 2734 Bldg A
 Full Building Lease: No

GLA-SF: 16,221
 Park. Ratio 1000 SF GLA: 5.00
 Park. Ratio 1000 SF GBA: 5.00
 Parking Conformity: Yes
 Bldg. to Land Ratio FAR: 0.38
 Source of Land Info.: Public Records

Comments

This is Building A & B of Crescent Village, which upon completion will include 600 homes, apartments, 140,000 square feet of office space and 150,000 square feet of retail.

This is first floor retail space in a retail/residential mixed use development. The rent was recently increased based on CPI - this increase is reflected here.

Lease Expense Information

Lease Reimburse. Type: Triple Net

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD,
 OR METROPOLITAN
 STATISTICAL AREA
 GBA-SF: 16,221

Crescent Village Building A & B

RETAIL LEASE PROFILE**Location & Property Identification**

Property Name: Oakway Center
 Sub-Property Type: Shop Ctr - Community
 Address: 85 Oakway Center
 City/State/Zip: Eugene, OR 97401
 County: Lane



RR Event ID (255350)

Lease Information

Lessee: Potter's Quarters
 Init Year Contract Rate: \$28.00 /\$/SF/YR
 Effective Lease Rate: \$28.00 /\$/SF/YR
 Lease Commencement: 11/01/2008
 Term of Lease: 60 months
 Lease Type: Local
 Space Type: Retail
 Escalations: None
 Verified with: Linda McKay
 Transaction Reliability: Imported - V
 NRA: 1,566
 Leased Area: 1,566

Year Built: 1967
 Most Recent Renovation: 2001
 Construction Desc.: Various
 Showroom Area: 186611
 No. Of Elevators: None
 Fire Sprinkler Type: Yes
 Air-Conditioning Type: Yes
 Shape: Irregular
 Topography: Level
 Frontage Desc.: Coburge Road & Oakway
 Bldg. to Land Ratio FAR: 0.26
 Zoning Code: C-2
 Zoning Desc.: Commercial
 Utilities: Electricity, Water
 Sewer, Gas, Telephone

Lease Expense Information

Lease Reimburse. Type: Triple Net
 Expense Stop: No
 Estimated Annual Property Expenses (\$/SF): \$4.15

Utilities Desc.: Y
 Source of Land Info.: Other

Improvement and Site Data

Legal/Tax/Parcel ID: 1664638; Tax Lot 404 of
 Map 17-03-29-10
 GBA-SF: 186,611
 GLA-SF: 186,611
 Acres(Usable/Gross): 15.95/15.95
 Land-SF(Usable/Gross): 694,782/694,782

Comments

Large Community Center located with frontage on Coburg and Oakway Road.

Oakway Center

RETAIL LEASE PROFILE

Comments (Cont'd)

Confirmed by Linda Korth, McKay Investment, via Hansen, Morton & Annand.

This lease commenced in November 2003 but was extended and renegotiated in 2008. The beginning lease rate is \$28 per square foot. There are no escalations during the term of the lease. Lease terms are NNN including management and administration. CAM charges are estimated to be about \$4.50 per square foot. Vacancy at the time of the survey was about 5%.

Oakway Center

RETAIL LEASE PROFILE**Location & Property Identification**

Property Name: Crescent Village Building A & B
 Sub-Property Type: Retail-Commercial
 Address: 2866 Crescent Ave.
 City/State/Zip: Eugene, OR 97408
 County: Lane
 Market Orientation: Urban



IRR Event ID (265034)

Lease Information

Lessee: EWC Wine Bar
 Init Year Contract Rate: \$30.00 /\$/SF/YR
 Effective Lease Rate: \$30.00 /\$/SF/YR
 Lease Commencement: 09/17/2008
 Lease Expiration: 09/01/2012
 Term of Lease: 48 months
 Lease Type: Local
 Space Type: Retail
 Escalations: Variable Percentage/CPI
 Verified with: Scott Diehl, Arlie & Co.
 Transaction Reliability: Confirmed
 NRA: 2,500
 Leased Area: 2,500
 Suite #: 2794 Bldg A
 Over Base Incl. Rent: No

Park. Ratio 1000 SF GLA: 5.00
 Park. Ratio 1000 SF GBA: 5.00
 Parking Conformity: Yes
 Bldg. to Land Ratio FAR: 0.38
 Source of Land Info.: Public Records

Comments

This is Building A & B of Crescent Village, which upon completion will include 600 homes, apartments, 140,000 square feet of office space and 150,000 square feet of retail.

This is corner space within building A. Tenant improvements were \$5/SF above vanilla shell condition, and CAM charges are estimated at \$4.80/SF.

Lease Expense Information

Lease Reimburse. Type: Net

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD,
 OR METROPOLITAN
 STATISTICAL AREA
 GBA-SF: 16,221
 GLA-SF: 16,221

Crescent Village Building A & B

RETAIL LEASE PROFILE**Location & Property Identification**

Property Name: Valley River Plaza
 Sub-Property Type: Retail-Commercial
 Address: 1011 Valley River Way
 City/State/Zip: Eugene, OR 97401
 County: Lane
 Market Orientation: Urban



IRR Event ID (264896)

Lease Information

Lessee: Message Envy
 Init Year Contract Rate: \$21.00 /\$/SF/YR
 Effective Lease Rate: \$21.00 /\$/SF/YR
 Lease Commencement: 04/01/2008
 Lease Expiration: 04/01/2013
 Term of Lease: 60 months
 Lease Type: Local
 Space Type: Retail
 Escalations: Variable Percentage/CPI
 Verified with: Bob Sigmund
 Transaction Reliability: Confirmed
 NRA: 2,786
 Leased Area: 2,786
 Over Base Incl. Rent: No

Improvement and Site Data

MSA: EUGENE-SPRINGFIELD,
 OR METROPOLITAN
 STATISTICAL AREA
 GBA-SF: 68,113
 GLA-SF: 68,113
 Total Parking Spaces: 326
 Park. Ratio 1000 SF GLA: 4.79
 Park. Ratio 1000 SF GBA: 4.79
 Parking Conformity: Yes
 Bldg. to Land Ratio FAR: 0.30
 Source of Land Info.: Past Appraisal

Lease Expense Information

Lease Reimburse. Type: Net
 Landlord Pays: Structural Repairs
 Tenant Pays: RE Taxes, Property
 Insurance, Management
 Fees, Administration Fees
 , Utilities, Tenant Utilities,
 Repairs & Maintenance,
 CAM, Security,
 Roads/Grounds

Comments

This is an interior space on the east side of Valley River Plaza. Tenant improvements were \$17 for second generation space. The lease has annual CPI escalations. This space has no exposure to the regional mall, however the east side of the center does have some highway exposure.

Valley River Plaza

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IRR-DataPoint
An IRR System

ADDENDUM F
LETTER OF AUTHORIZATION

PEPPLE JOHNSON CANTU & SCHMIDT, PLLC
Lawyers

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Florida Office
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Clearwater, FL 33761
Phone: (727) 724-8585 Fax: (727) 726-9272

February 2, 2010

VIA E-MAIL AND DELIVERY

Robert L. Hickok
Certified General Real Estate Appraisers
Integra Realty Resources-Portland
1220 SW Morrison Street, Suite 800
Portland, OR 97205-3231

Re: **2911 Tennyson, Building D**
2911 Tennyson Avenue, Eugene, Oregon

Dear Mr. Hickok:

This firm is legal counsel ("Counsel") for Bank of America, N.A. with respect to its interest in the real property ("Property") referred to above.

Upon formal acceptance of the referenced assignment and the attached Terms and Conditions, Schedules and all other documents attached hereto, which are incorporated in full by this reference, you are hereby authorized to perform the requested professional appraisal services. General conditions of the assignment are as follows:

Appraisal Standards: Unless otherwise stipulated in this agreement, the assignment must be completed in accordance with all applicable real estate appraisal standards including the Uniform Standards of Professional Appraisal Practice (USPAP), applicable Federal and State regulations, and the *Bank of America Appraisal Requirements / Appraisal Performance and Reporting Guidenotes*, which are in effect at the time of the order.

Report Ownership: Your acceptance of this appraisal assignment will confirm that Counsel owns the appraisal reports that you provide, and that Counsel will be under no restrictions regarding their redistribution to other interested parties of our choice.


February 2, 2010

Page 2

Modification: Should you determine that the scope of work requested is different than required or otherwise inappropriate, please contact the undersigned for instructions on how to proceed. Any changes by you to this agreement must be authorized in writing.

Very truly yours,

Pepple Johnson Cantu & Schmidt, PLLC

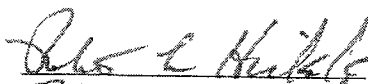


By: Daniel P. Pepple
Member

Accepted and agreed to this 3 day of February, 2010.

Appraiser

Integra Realty Resources-Portland

By: 
Name: Robert L. Hickok
Title: Associate Managing Director

February 2, 2010

Page 3

Schedule A - Assignment and Scope of Work

| | |
|----------------------------------|--|
| Service: | Real Estate Appraisal |
| Certification: | Listed Appraiser and/or designees |
| Report Type (Appraisal Product): | Comprehensive |
| Intended Use / Intended Users: | The report is intended for use as an aid in acquisition, financing, loan classification and/or asset disposition. Intended users of the report may include: Bank of America and its affiliates or subsidiaries, other participating financial institutions, governmental/non-governmental agencies, legal counsel or other transaction participants. |
| Report Addressee: | Counsel |
| Report Distribution: | Counsel |
| Report Format: | Adobe PDF |
| Fee: | \$3,875.00 |
| Invoice: | Invoices will be submitted to Counsel, but addressed to Bank of America, attention Nancy Alonzo, Real Estate Managed Assets, 201 E. Washington Street, Floor 22, Phoenix, AZ 85004, who will be responsible for processing your payment. Please reference the Borrower/Owner and Property Address to ensure proper identification of the assignment. |

Description of Property

| | |
|-----------------|--|
| Borrower/Owner: | ARLIE & COMPANY, an Oregon corporation (successor by merger to 2911 Tennyson Avenue, LLC) |
| Address: | 2911 Tennyson Avenue Eugene, Oregon 97401 |

February 2, 2010

Page 4

| | |
|---------------------|--|
| Property Type: | Mixed-use office retail |
| Interest Appraised: | Fee Simple |
| Value Definition: | Market value as is and prospective market value upon stabilization |
| Delivery Due Date: | March 2, 2010 |
| Property Contacts: | Scott Diehl Arlie & Company 2911 Tennyson Avenue Eugene, OR 97401 |